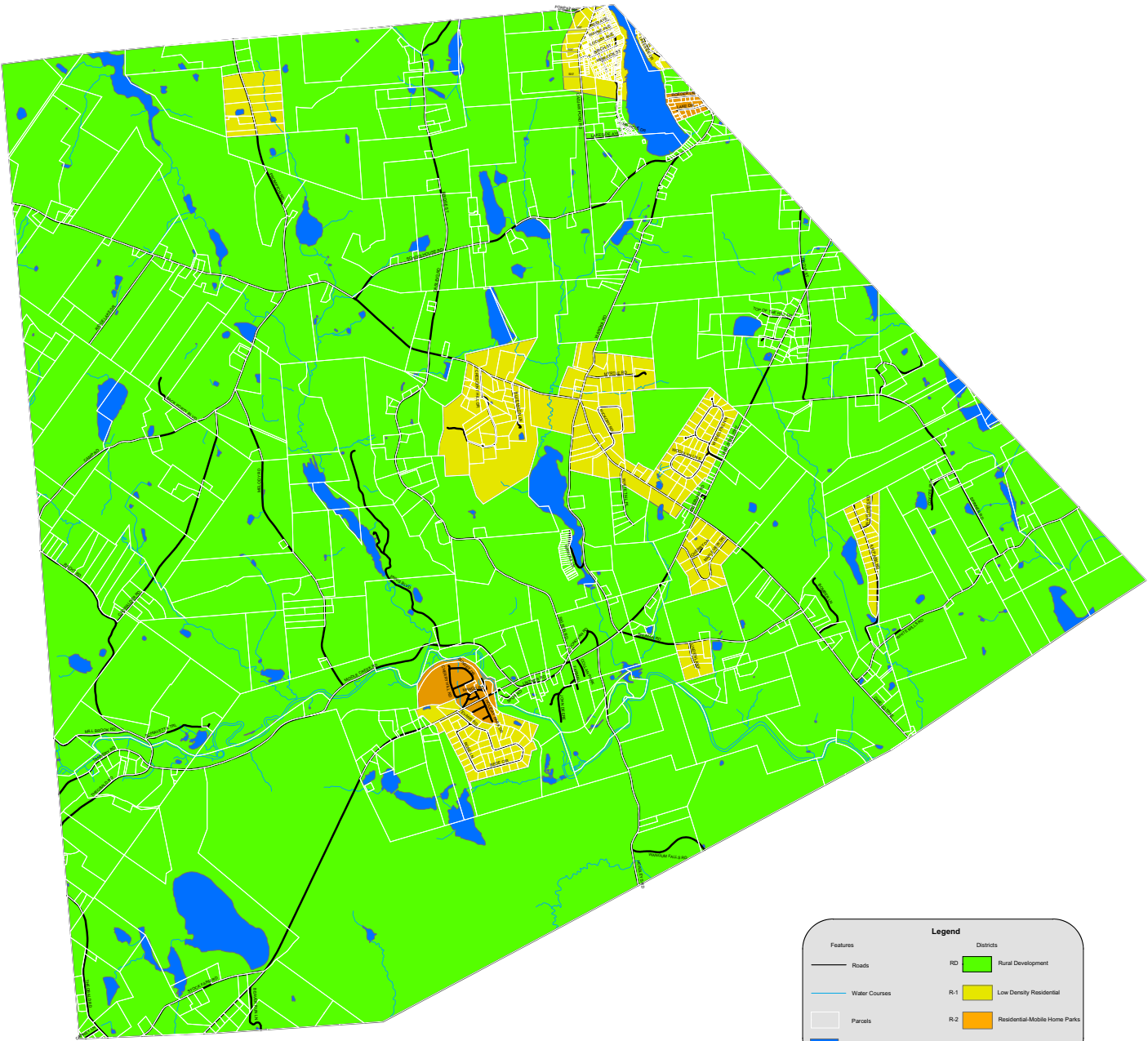


Cherry Ridge Township Zoning Map



Features

Roads

Water Courses

Parcels

Water Bodies

Legend

Districts

RD Rural Development

R-1 Low Density Residential

R-2 Residential-Mobile Home Parks



Cherry Ridge Township Zoning Map - 2007		
Cherry Ridge Township Wayne County, Pennsylvania		
Adopted by Cherry Ridge Township Supervisors on _____		
Supervisor Signature	Supervisor Signature	Supervisor Signature
Attest: _____		
Zoning map information compiled from the Cherry Ridge Township Zoning Ordinance adopted April 15, 1993		
Parcel line data obtained from Wayne County Assessment Office		
Prepared by Wayne County Department of Planning		

District boundary lines are intended to follow or be parallel to the centerlines of streets, streams, and lot or property lines as they existed in the Wayne County Recorder of Deeds office at the time the zoning ordinance was enacted, unless such district boundary lines are fixed by dimensions shown on the zoning map.

§108-13 Schedule of District Regulations

Cherry Ridge Township Zoning Ordinance - Schedule of District Regulations							
District Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
RD Rural Development District: The purpose of this district is to provide for residential, industrial and commercial development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses. It is also to provide for retail and service establishments designed to serve both the immediate area and surrounding region and sufficient space in appropriate locations to meet future needs for light manufacturing.	Agricultural activities including the raising of crops and livestock operations, horticultural and forestry enterprises, but not including large scale poultry farms Churches and places of worship Cultural facilities Essential services Fraternal clubs Greenhouses Indoor theaters Mobile homes (individual) Professional services Public recreation facilities Restaurants Retail stores & service establishments Single-family detached dwellings Specialty shops Taverns Two-family dwellings Undertaking services All other uses are conditional uses and subject to review procedures for a conditional use including preparation of a development plan	Adult businesses Agricultural service establishments engaged in primarily providing goods and/or services for agricultural use, including farm supplies, feed, farm equipment, fertilizer & kindred products/services Airports Boarding or tourist homes Airports Boarding or tourist homes Campgrounds Car washes Enclosed storage facilities Fast food establishments Health facilities Hotels & motels Light manufacturing Lumber yards Multi-family dwellings Nursing Homes Private recreational facilities Rooming houses Service stations Shopping center or malls Vehicle & equipment sales operations Warehouses, distribution centers and terminals	Commercial stables Excavating & quarrying Junkyards Kennels Public parks and playgrounds Public and semi-public uses	Barns Electronic reception devices Fences Home occupations Private garages Private stables Private swimming pools Tool sheds Other accessory uses common to principal permitted, conditional and special exception uses	Served by Sewer Authority	With Central Sewer & Water	Without Central Sewer & Water
					Minimums: Lot area (square feet): 10,000 Lot width (feet): 100 Road frontage (feet):* 50 Front yard (feet): 25 Side yard (feet): 15 Rear yard (feet): 15 Maximums Lot coverage: 50% Building height (feet) 40	30,000 100 50 35 15 15 40% 50	43,560 150 50 40 25 25 30% 50
* Where road right-of-way is unknown front yards shall be measured from the centerline, adding 25 feet to the above cited minimum standard							
R-1 Low Density Residential District: The purpose of this district is to allow the development of one and two family housing appropriate to existing patterns within already developed or developing areas of the Township	Churches and places of worship Mobile homes (individual) Single-family detached dwellings Two-family dwellings	Boarding or tourist homes Health facilities	Professional services Public parks and playgrounds Public and semi-public uses Public schools Residential conversions to apartments	Electronic reception devices Fences Home occupations Private garages Private stables Private swimming pools Tool sheds Other accessory uses common to principal permitted, conditional and special exception uses	Served by Sewer Authority	With Central Sewer & Water	Without Central Sewer & Water
					Minimums: Lot area (square feet): 30,000 Lot width (feet): 100 Road frontage (feet):* 50 Front yard (feet): 35 Side yard (feet): 15 Rear yard (feet): 15 Maximums Lot coverage: 40% Building height (feet) 50	43,560 150 50 40 15 15 30% 40	
* Where road right-of-way is unknown front yards shall be measured from the centerline, adding 25 feet to the above cited minimum standard							
R-2 Residential Mobile Home Park District: This district is intended to provide areas within the Township for the location of higher density housing including mobile home parks	Mobile homes (individual)* Single-family detached dwellings* Two-family dwellings* * Subject to R-1 District development standards	Boarding or tourist homes Campgrounds Mobile home parks Multi-family dwellings Private recreational activities	Public parks and playgrounds Public and semi-public uses	Electronic reception devices Fences Home occupations Private garages Private stables Private swimming pools Tool sheds Other accessory uses common to principal permitted, conditional and special exception uses	Minimums: Lot area (square feet): 8,000 Lot width (feet): 40 Road frontage (feet): 40 Front yard (feet): 20 Side yard (feet): 10 Rear yard (feet): 10 Maximums Lot coverage: 40% Building height (feet) 50		

* Where road right-of-way is unknown front yards shall be measured from the centerline, adding 25 feet to the above cited minimum standard

* Where road right-of-way is unknown front yards shall be measured from the centerline, adding 25 feet to the above cited minimum standard

§108-14 (Reserved)

Adopted – October 6, 2009